

This instrument was prepared by

(Name) Dale Corley(Address) 2100 Sixteenth Avenue South
Birmingham, Alabama 35205Send Tax Notice To: Joseph H. Myers, Jr.

name

736 Cahaba Manor Trailaddress Pelham, ALWARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Five Thousand Three Hundred Sixty-Eight and 22/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Denman B. Brown and wife, Janice S. Brown
(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph H. Myers, Jr. and wife, Sue Ann Myers

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:Lot 74, and the South 5 feet of Lot 75, according
to the Survey of Cahaba Manor Townhomes, Second
Addition, as recorded in Map Book 7, Page 62, in the
Probate Office of Shelby County, Alabama.Subject to existing easements, restrictions, set back lines,
rights of way, limitations, if any, of record.STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

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And as further consideration the grantees herein expressly
assume and promise to pay that certain mortgage to CBS
Mortgage Company, Inc., recorded in Real Volume 64, Page
651, in said Probate Office, according to the terms and
conditions of said mortgage and the indebtedness thereby secured.TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and
if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators
shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13th
day of March, 1987.

WITNESS:

[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)

Georgia

STATE OF ALABAMA

Cobb COUNTY

[Signature] (Seal)

Denman B. Brown

[Signature] (Seal)

Janice S. Brown

[Signature] (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Denman B. Brown and wife, Janice S. Brown
whose name's are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.Given under my hand and official seal this 13 day of March[Signature][Signature]

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